

Being the same property which by deed dated September 28, 1951, recorded among the Land Records of Frederick County in Liber 496, folio 339, was conveyed by M. Eleanor Farrell to Charles W. Wagner, widower, et al.

Being a part of that lot of ground which by deed dated January 28, 1909 and recorded among the Land Records of Frederick County in Liber S.T.H. 287, folio 117 etc. was conveyed by Vincent Sebold et al. to Daniel F. Roddy et al.

Subject however to the right of the said Daniel F. Roddy to at any time entering on said property for the purpose only of repairing the pipe line running from "Wolf's Spring" to the "Clairvaux" property.

upon the following terms and conditions:

(1) The sum of Two Hundred Dollars paid on behalf of said C. Philip Nichols on or about December 2, 1953, to John W. Farrell, attorney, in connection with a proposed purchase by said C. Philip Nichols, to be credited on said purchase price.

(2) An additional deposit or payment of One Hundred Dollars on account of the purchase price has been made by the purchasers.

(3) The balance of Fifteen Hundred Dollars to be paid upon ratification of sale by the Circuit Court of Baltimore City.

(4) Title to be good and merchantable.

(5) Taxes and other public charges to be adjusted as of date of settlement.

(6) The property is presently subject to a tenancy of Fifteen Dollars a month; rent to be adjusted to date of settlement.

(7) The cost of revenue stamps to be divided equally.

(8) In the event the title is not good and merchantable, the sum of One Hundred Dollars mentioned in paragraph (2) to be refunded, and the Trustees shall have no further liability to the purchasers or either of them.

Third: The amount of the sale hereby reported is Eighteen Hundred Dollars (\$1800.00).

15/ Julius G. Maurer
Julius G. Maurer

15/ Harry E. Silverwood
Harry E. Silverwood

15/ Wm. A. Fisher Jr.
William A. Fisher, Jr.
Trustees